



humberstones
homes

51 WARWICK CLOSE, OLDBURY, WEST MIDLANDS, B68 8NH
£90,000





LOCATION

The property occupies a pleasant position within this convenient neighbourhood and is handy for shopping facilities, amenities, bus route and schools, whilst the M5 Motorway (J2) is a short distance away which enables commuting to the surrounding areas. The property can be located turning off Pound Road into Warwick Close, where the property is then situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a good sized First floor Maisonette in popular location, requiring updating but offering potential, approached via an Entrance vestibule with staircase rising to the First floor and offering the following accommodation. Lounge, kitchen, 2 bedrooms and bathroom. Outside are communal gardens and communal residents car parks. EPC rating D.

Entrance Vestibule

Staircase rising to :-

First Floor Landing

Electric heater, built in storage cupboard and doors off to :-

Lounge 13' 2"(max) x 10' 1"(max) (4.01m x 3.07m)

Single glazed window to the front providing pleasant outlook. Electric heater.

Kitchen 9' 0" x 7' 9" (2.74m x 2.36m)

Double glazed window to the rear, base unit, work surface area, single drainer sink with cupboard below, complimentary tiling to the walls.

Bedroom One 13' 2"(max) x 10' 1"(max) (4.01m x 3.07m)

Single glazed window to the rear and electric heater.

Bedroom Two/Study 6' 7" x 5' 8"(plus storage recess) (2.01m x 1.73m)

Useful storage recess and single glazed window to the front providing pleasant outlook.

Bathroom 8' 2"(into recess) x 5' 8"(max) (2.49m x 1.73m)

Bath with shower over, pedestal wash handbasin, wc, and complimentary tiling to the walls.

Communal Garden

Pleasant communal garden with lawn area.

Communal Parking

Communal residents car parks

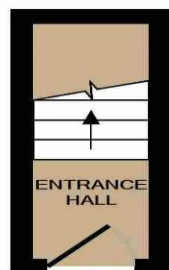
Tenure

The agents are advised that the property is Leasehold with 125 year lease dated from 1st April 2004 (currently approx. 108 years left on the lease) with a current ground rent of £10 pa. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

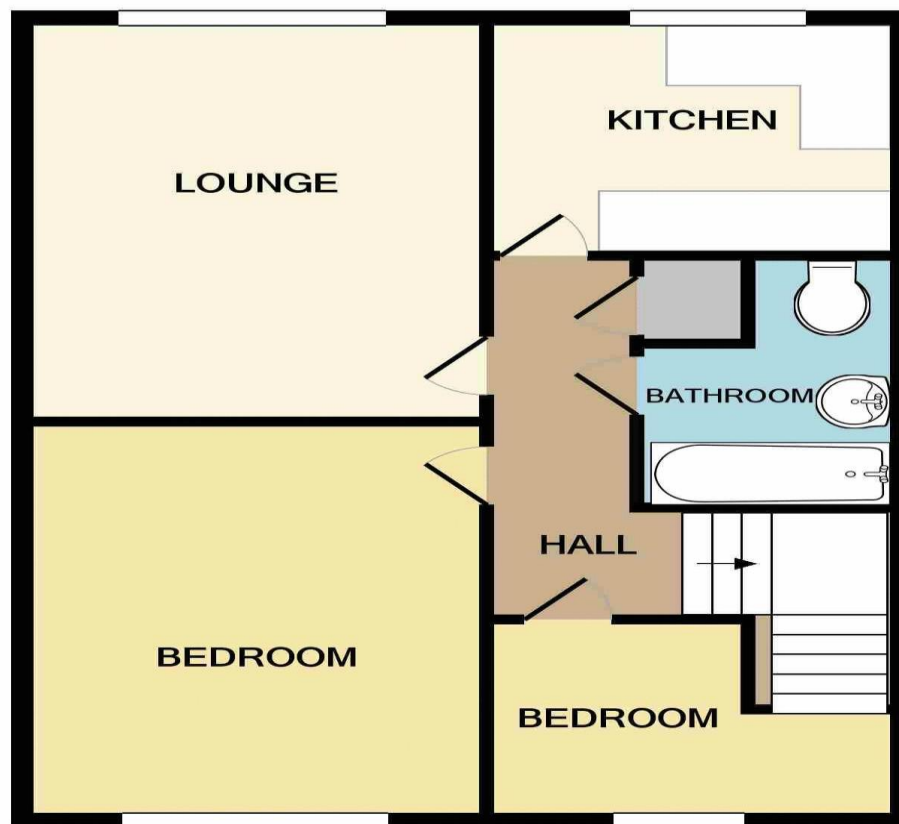
Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.





ENTRANCE FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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